

Know all Men by these Presents

That we, MARC J. VIGUE and SYLVIA P. VIGUE, husband and wife, of Winslow, County of Kennebec and State of Maine

003988

TRANSFER
TAX
PAID

in consideration of ONE DOLLAR and other valuable consideration

paid by PAUL J. LESSARD and BEVERLY A. LESSARD, husband and wife, of Waterville, County of Kennebec and State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said
PAUL J. LESSARD and BEVERLY A. LESSARD

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, bounded and described as follows:

Land with a building thereon, now in use as a retail store, located in The Concourse, in the City of Waterville, County of Kennebec and State of Maine, described as follows:

Beginning at an iron pin in the northeast corner of land to be conveyed by the Agency to Emile and Henrietta Cote; thence N 45° W a distance of 90 feet to the northwesterly corner of said Cote; thence N 45° E a distance of 31 feet thence S 45° E a distance of 90 feet; thence S 45° W a distance of 31 feet to the point of beginning.

Being the same premises shown as Parcel 21C on "Location Plan, Disposition Parcels, Waterville Urban Renewal Authority, Waterville, Maine, as drawn by Richard J. Carey, Surveyor, dated September 9, 1967 and recorded in the Kennebec County Registry of Deeds in Plan Book 34, Page 22.

The premises are subject to certain Covenants running with the land, as set forth in a Deed from the Waterville Urban Renewal Authority to Albert W. Larsen and Jayne T. Larsen, dated September 13, 1968 and recorded September 13, 1968 in Kennebec County Registry of Deeds, Book 1478, Page 196.

The premises are further subject to an unrecorded lease of the basement and separate entrance thereto, given by Marc J. Vigue and Sylvia P. Vigue to Renee Harding which lease expires September 30, 1989, and which contains an Option to renew this lease for an additional three (3) years.

Meaning and intending to convey the same premises acquired by Marc J. Vigue and Sylvia P. Vigue by Warranty Deed from Albert W. Larsen and Jayne M. Larsen, dated June 26, 1981 and recorded June 29, 1981 in Kennebec County Registry of Deeds, Book 2397, Page 240.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

PAUL J. LESSARD and BEVERLY A. LESSARD

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said Grantees, as aforesaid, that we are

lawfully seized in fee of the premises, that they are free of all incumbrances,

except as aforesaid

that we have good right to sell and convey the same to the said Grantees

to hold as aforesaid, and that we and our heirs shall and will

Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said

MARC J. VIGUE and SYLVIA P. VIGUE

joining in this deed as Grantors, and

relinquishing and conveying all right by descent and all other rights in the above

described premises, have hereunto set our hands and seals this Twenty-Fourth

day of February in the year of our Lord one thousand nine hundred and

eighty-nine.

Signed, Sealed and Delivered
in presence of

Robert E. Sandy, Jr.
ROBERT E. SANDY, JR.

Marc J. Vigue
MARC J. VIGUE
Sylvia P. Vigue
SYLVIA P. VIGUE

State of Maine,
KENNEBEC

SS. FEBRUARY 24 19 89

Personally appeared the above named

MARC J. VIGUE and SYLVIA P. VIGUE

the foregoing instrument to be our free act and deed.

and acknowledged

Before me,

RECEIVED KENNEBEC SS.

1989 FEB 27 AM 9:00

ATTEST: *Robert E. Sandy, Jr.*
REGISTER OF DEEDS

Robert E. Sandy, Jr.
Justice of the Peace

Robert E. Sandy, Jr.
Notary Public

ROBERT E. SANDY, JR.
ATTORNEY AT LAW